166.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,600 / 822,600
					USE VALUE:	822,600 / 822,600
					ASSESSED:	822,600 / 822,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARD SEAN G
Owner 2:	BENES MARTHA L
Owner 3:	
Street 1:	50 ASHLAND STREET
Street 2:	
Twn/City:	Arlington
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOULAHAN KATHLEEN E -
Owner 2:	-
Street 1:	50 ASHLAND STREET
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,484 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 2133 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9484.000	329,400		493,200	822,600
Total Card	0.218	329,400		493,200	822,600
Total Parcel	0.218	329,400		493,200	822,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.65 | /Parcel: 385.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 110105

GIS Ref

GIS Ref

Insp Date 08/03/18

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,300	0	9,484.	493,200	822,500	822,500	Year End Roll	12/18/2019
2019	101	FV	259,200	0	9,484.	493,200	752,400	752,400	Year End Roll	1/3/2019
2018	101	FV	253,000	0	9,484.	436,800	689,800	689,800	Year End Roll	12/20/2017
2017	101	FV	253,000	0	9,484.	366,400	619,400	619,400	Year End Roll	1/3/2017
2016	101	FV	253,000	0	9,484.	366,400	619,400	619,400	Year End	1/4/2016
2015	101	FV	238,600	0	9,484.	317,000	555,600	555,600	Year End Roll	12/11/2014
2014	101	FV	238,600	0	9,484.	306,500	545,100	545,100	Year End Roll	12/16/2013
2013	101	FV	236,800	0	9,484.	291,700	528,500	528,500		12/13/2012

!12877!

PRINT

Date	Time
12/11/20	02:54:26

LAST REV

Date	Time
08/09/18	15:49:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12877

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOULAHAN KATHL	47937-69		8/4/2006		520,000	No	No		
LALICATA PAUL/E	29941-501		3/22/1999		360,000	No	No		Y

USER DEFINED

Prior Id # 1:	110105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2012	1307	Redo Kit	12,500	C				
12/23/2008	1513	Add Bath	17,700					add 1/2 bath redo
10/20/2006	907	Wood Dec	7,000			G8	GR FY08	CONSTR 16X12 DECK
3/29/1999	152	Redo Kit	2,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Meas/Inspect	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
10/23/2008	Meas/Inspect	189	PATRIOT
12/19/2006	MLS	MM	Mary M
12/8/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9484		Sq. Ft.	Site		0	70.	0.74	8									493,163						493,200	

Total AC/HA: 0.21772 | Total SF/SM: 9484 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 493,163 | Spl Credit | Total: 493,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUEBERRY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14226437
Const Adj.:	1.00989902
Adj $ / SQ:	149.964
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477356
Depreciation:	147980
Depreciated Total:	329376

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

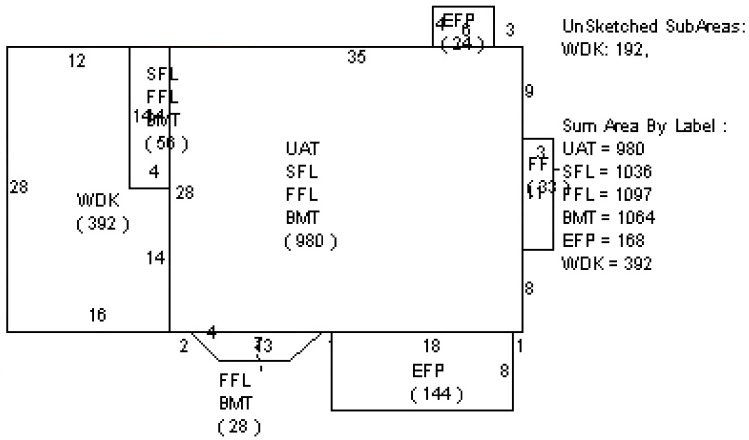
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.96
Special Features:	0	Val/Su Net:	78.54
Final Total:	329400	Val/Su SzAd	154.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,097	149.960	164,511
BMT	Basement	1,064	44.990	47,869
SFL	Second Floor	1,036	149.960	155,363
WDK	Deck	584	7.790	4,549
UAT	Upper Attic	245	59.990	14,697
EFP	Enclos Porch	168	43.860	7,369

Net Sketched Area:	4,194			Total:	394,358
Size Ad	2133	Gross Are	4929	FinArea	2133

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	